



Land Near To The Brooklands, Alsager Road, Audley, Stoke On Trent, ST7
Guide Price £25,000

**BAKER
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GENERAL REMARKS

COMMENTS BY MARK JOHNSON FRICS @
BAKER WYNNE AND WILSON

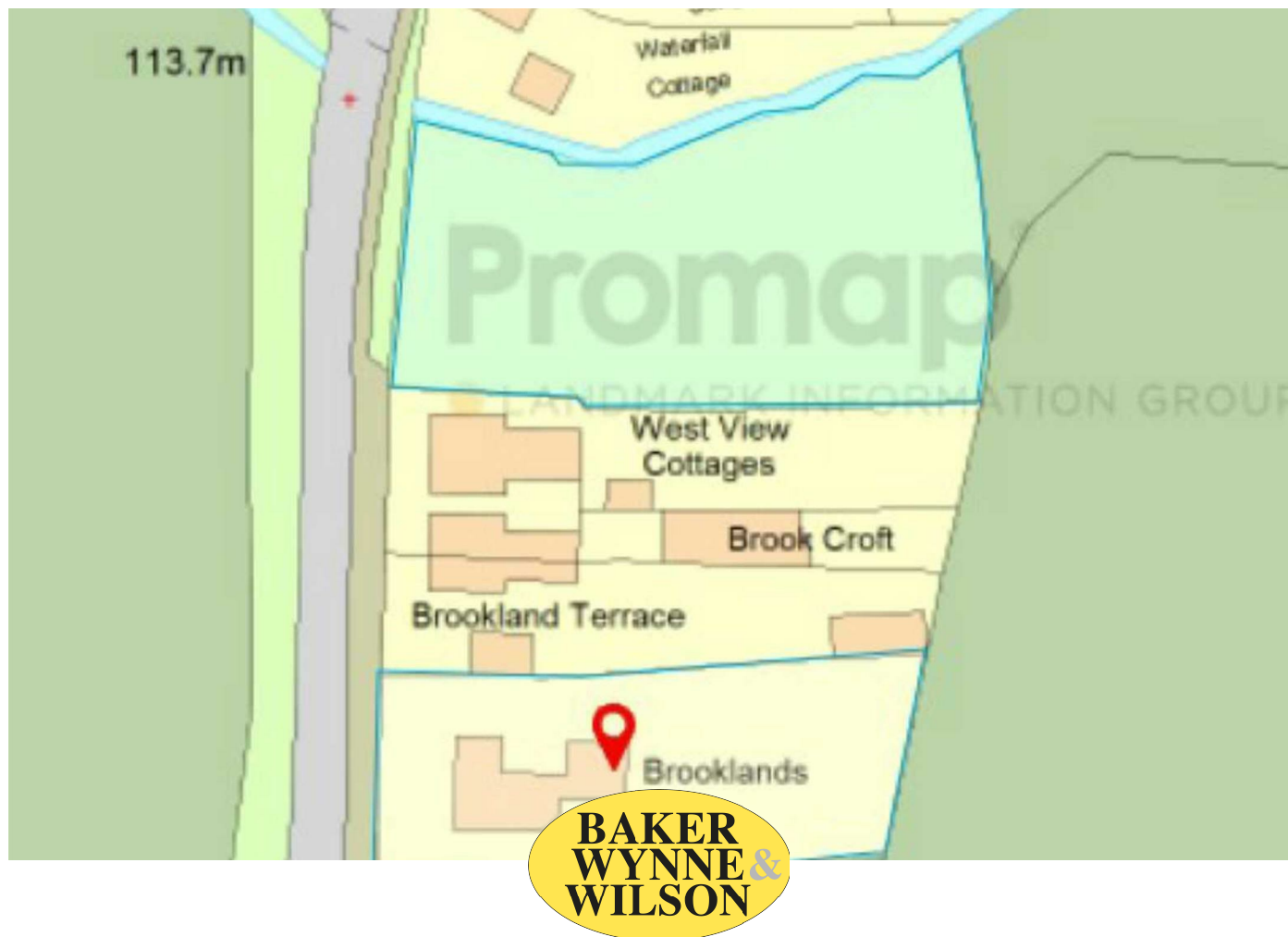
A 0.487 acre area of land located to the north of the Brooklands, (a detached House also offered for sale as Lot 1, see separate Rightmove listing). Benefiting from extensive road frontage, next to a flowing brook boundary, within the 30 mph speed limit with an existing gated entrance in the form of stone pillars and wrought iron double gates onto Alsager Road.

Previously used in conjunction with Lot 1, the land was used for the keeping of poultry, now abandoned and overgrown.

The vendor wishes to reserve on the land within the contract of sale an appropriate development uplift clause of 50% for a period of 30 years based on the any separate residential planning permissions being granted in the future.

METHOD OF SALE - FOR SALE BY INFORMAL TENDER

Written offers (sealed bids) to be submitted to the selling agents marked ' The Brooklands Land ' by Friday 29th October 2021 before 12.00 noon. We need to take reasonable steps to find how you intend to pay for the property, and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful we will also want to see proof of funds.



In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract.

LOCATION

Audley is a large village in Staffordshire, England. It is the centre of Audley Rural parish, approximately four miles north west of Newcastle-under-Lyme and 3 miles from Alsager near the Staffordshire-Cheshire border. Audley is located on the B5500, the former A52 road.

The property is situated just south of the A500, and is approximately five minutes from the M6 motorway making it easily accessible to Manchester/Liverpool and the Potteries. Crewe Station is around 15 minutes away with the future "HS2 HUB" and Nantwich is around a 20 minute distance.

DIRECTIONS

To Post Code ST7 8JQ

Merge onto M6, At junction 16, take the A500 exit to Newcastle-u-Lyme/Stoke-on-Trent (North)/Crewe/Nantwich

Continue on A500, upon approaching Alsager Road/Alsager Road Jct, turn right, proceed along here for around 0.5 miles and the land is situated on the left hand side.

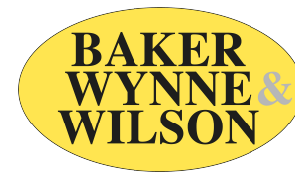
TENURE

Freehold

VIEWING

By appointment with the selling agent





www.bakerwynneandwilson.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk **01270 625214**
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